

9. 2012SP-019-001

BL2012-202 / TENPENNY

TDC POWELL PLACE

Map 118-15, Parcel(s) 009

Council District 16 (Tony Tenpenny)

Staff Reviewer: Greg Johnson

A request to rezone from IWD to SP-MNR zoning and for final site plan approval for property located at 114 Powell Place, at the northwest corner of Powell Avenue and Armory Drive (12.87 acres) and partially within the Floodplain Overlay District, to permit retail, commercial and light industrial uses, requested by Hawkins Development Company, applicant, Tennessee Development Company, owner.

Staff Recommendation: Approve with conditions, including revised conditions of the Public Works Department, and disapprove without all conditions.

APPLICANT REQUEST

To permit retail, office, and personal care uses in addition to uses permitted by the IWD zoning district.

Preliminary and final SP

A request to rezone from Industrial Warehousing/Distribution (IWD) to Specific Plan – Mixed Non-Residential (SP-MNR) zoning and for final site plan approval for property located at 114 Powell Place, at the northwest corner of Powell Avenue and Armory Drive (12.87 acres) and partially within the Floodplain Overlay District, to permit retail, commercial and light industrial uses.

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

Proposed Zoning

Specific Plan-Mixed Non-Residential (SP-MNR) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes retail, commercial, and light industrial land uses.

CRITICAL PLANNING GOALS

N/A

SOUTH NASHVILLE COMMUNITY PLAN

Commercial Mixed Concentration (CMC) is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

Natural Conservation (NCO) is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

Consistent with Policy?

Yes, the CMC policy permits a range of commercial land uses. The proposed SP maintains the permitted land uses of the IWD zoning district while adding several land uses that are permitted in commercial zoning districts but not in industrial zoning districts. These additional land uses include retail, personal care services, medical office, and veterinarian uses. These are types of land uses that are recommended by the CMC land use policy. The portion of the site within the NCO policy area is already developed. No expansion of parking or building area is proposed within the SP boundary. The area within the NCO policy will not be impacted further.

PLAN DETAILS

The proposal does not include any changes to the existing development. Two, one-story warehouse buildings with a combined 168,105 square feet occupy the site with 192 associated parking spaces. The larger warehouse is divided into individual tenant spaces, each with an entrance onto the parking lot to the east of the building. The ability to divide the spaces in the building will allow for combinations of the land uses proposed by the SP.

Access to the site is taken from Powell Place to the north, which is a short public street that connects to Powell Avenue, an arterial road that runs along the northeast of the site.

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The retail, office, and personal care uses proposed by the applicant generally require more parking spaces than required by uses permitted by the IWD zoning district. Although this SP would permit these uses, the parking requirements of the Zoning Code will still apply to all uses within the SP. Before a business occupies a portion of the site, it will be required to show that it meets the parking requirements of the Zoning Code.

PUBLIC WORKS RECOMMENDATION

- A TIS is required to determine roadway improvements.
- Provide parking spaces per metro code.

Maximum Uses in Existing Zoning District: IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	13.92	0.8 F	485,084 SF	1727	146	156

Maximum Uses in Proposed Zoning District: SP-MNR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (820)	13.92	0.8 F	485,084 SF	18,955	392	1833

Traffic changes between maximum: IWD and proposed SP-MNR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+17,228	+246	+1677

STAFF RECOMMENDATION

Staff recommends deferral of the SP request if the traffic impact study associated with this SP is not approved by Metro Public Works prior to the July 26, 2012, Planning Commission meeting. Staff recommends approval with conditions and disapproval without all conditions if the TIS is approved prior to the meeting. The proposed land uses within the SP are consistent with the CMC land use policy.

CONDITIONS (if approved)

1. Parking requirements for this SP shall follow the requirements of the Zoning Code. All new tenants shall be required to show that sufficient parking exists to permit the use in addition to the existing tenants.
2. Permitted land uses for this SP shall be limited to those shown on the list of permitted uses submitted with the application, except that the automobile convenience land use shall be listed as Permitted with Conditions (PC).
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

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5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
7. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.

Approved with Conditions, Consent Agenda, (6-0-2)

Resolution No. RS2012-143

"BE IT RESOLVED by The Metropolitan Planning Commission that **2012SP-019-001 is APPROVED with conditions, including revised conditions of the Public Works Department, and disapproved without all conditions. (6-0-2)**"

CONDITIONS

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2. **Permitted land uses for this SP shall be limited to those shown on the list of permitted uses submitted with the application, except that the automobile convenience land use shall be listed as Permitted with Conditions (PC).**
3. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application.**
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The proposed land uses within the SP are consistent with the Commercial Mixed Concentration land use policy.